

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF
CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

May 20, 2015

Ms. Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Monday, May 25, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Matt Ward,
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC File

**JERSEY CITY PLANNING
BOARD PUBLIC NOTICE
REGULAR
MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of May 19th, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Review and discussion of amendments to the Land Development Ordinance definitions, supplementary zoning regulations and NC zone district. **Approved and recommended to City Council for Adoption.**
9. Section 31 Review pursuant to NJSA 40:55D-31 for Hudson County Community College at 257-263 Academy Street. **Recommended.**
10. Case: P15-007 Minor Site Plan
Applicant: Charlotte O'Hara
Attorney: Pro Se
Review Planner: Matt Ward
Address: 837 Jersey Ave
Block: 6006 Lot: 2
Zone: Jersey Avenue Park
Description: New window signage for a preschool.
Decision: Approved.
11. Case: P15-016 Minor Site Plan – Interim Use
Applicant: Charlotte O'Hara
Attorney: Pro Se
Review Planner: Matt Ward
Address: 837 Jersey Ave
Block: 6006 Lot: 2
Zone: Jersey Avenue Park
Description: New banner signage for a preschool.
Decision: Approved for 6 month period.
12. Case: P15-020 Preliminary & Final Major Site Plan with deviations
Applicant: Newkirk Realty LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 61-65 Newkirk Street
Block: 10801 Lot: 8, 9
Zone: Journal Square 2060 Redevelopment Plan
Description: New construction of a 5 story 29 unit residential building.
Deviations: Side yard, rear building setback, size of roof top vestibule.
Decision: Approved.
13. Case: P14.013.1 Amended Final Site Plan
Applicant: McGinley Square Development Urban Renewal Company LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 688-700 Montgomery Street
Block: 13504 Lot: 3
Zone: McGinley Square East Redevelopment Plan
Description: Reconfiguration of retail, theatre, and loading areas with changes to parking and unit counts.
Decision: Approved.
14. Case: P11-046.2 Amended Final Site Plan
Applicant: Genesis Ocean Urban Renewal Co., LLC
Attorney: Eugene Paolino
Review Planner: Jeff Wenger
Address: 445-457 Ocean Avenue & 78-81 Dwight Street
Block: 25804 Lot: 17-23
Zone: Turnkey Redevelopment Plan
Description: New construction of 5 story, 64 unit 100% affordable residential building with ground floor retail and 24 parking spaces
Decision: Approved.
15. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th floor, JC, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviation# P15-024 submitted by Continuum Design (220 York Street).
 2. Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Site Plan Phase I and Preliminary Site Plan Phase 2 # P15-027 submitted by Hudson Main Holdings, LLC (143 Chapel Avenue).
 - 3.. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P 15-023 submitted by NY SMSA Limited Partnership d/b/a Verizon Wireless (500 Garfield Avenue).
 4. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan # P 15-015 submitted by 333 Grand St, LLC (333 Grand Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-014 submitted by 333 Grand Street, LLC (333 Grand St. – Block: 14002; Lots 1.01 and Lot 1.03)
 6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan for Interim Use # P 15-025 submitted by Anthon J. Orrico, DMD (198 Van Vorst St.)
 7. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Powerhouse Arts District Redevelopment Plan creating the Southern Edge Transition Zone.
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD